

*Parliamentary Standing Committee on Public Works*

## REPORT

relating to the

# RAAF WILLIAMS RATIONALISATION PROJECT, LAVERTON, VIC

(Ninth Report of 1993)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA  
1993

**The Parliament of the Commonwealth of Australia**  
**Parliamentary Standing Committee on Public Works**

**Report Relating**

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**RAAF Williams rationalisation project,  
Laverton, Vic**

**(Ninth Report of 1993)**

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE  
ON PUBLIC WORKS**

(Thirty-First Committee)

**Mr Colin Hollis MP (Chairman)**  
**Senator Paul Henry Calvert (Vice-Chairman)**

**Senate**

**Senator Bryant Robert Burns**  
**Senator John Robert Devereux**

**House of Representatives**

**Mr John Neil Andrew MP**  
**Mr Raymond Allen Braithwaite MP**  
**Mr Russell Neville Gorman MP**  
**Mr Robert George Halverson OBE MP**  
**Hon. Benjamin Charles Humphreys MP**

**Committee Secretary: Peter Roberts**

**Inquiry Secretary: Denise Denahy**

**Secretarial Support: Sophia Konti**

**EXTRACT FROM THE VOTES AND PROCEEDINGS OF  
THE HOUSE OF REPRESENTATIVES**

No. 15 dated Wednesday, 1 September 1993

12 **PUBLIC WORKS—PARLIAMENTARY STANDING  
COMMITTEE—REFERENCE OF WORK—RAAF WILLIAMS  
RATIONALISATION PROJECT, LAVERTON, VIC.**

Mr Lee (Minister for Resources), for Mr Willis (Minister representing the Minister for the Arts and Administrative Services), pursuant to notice, moved—That, in accordance with the provisions of the *Public Works Committee Act 1969*, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: RAAF Williams rationalisation project, Laverton, Vic. Mr Lee presented plans in connection with the proposed work. Question - put and passed.

## **PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

### **RAAF WILLIAMS RATIONALISATION PROJECT, LAVERTON, VIC.**

By resolution on 1 September 1993 the House of Representatives referred to the *Parliamentary Standing Committee on Public Works* for consideration and report to Parliament the proposed RAAF Williams rationalisation project at Laverton, Vic.

#### **THE REFERENCE**

1. The proposed works comprise accommodation at RAAF Williams (Laverton Base) for RAAF Headquarters Logistics Command (HQLC), RAAF Publications Unit and some minor correcting works for three miscellaneous units. These works entail the refurbishment and modifications of existing facilities to meet their new functions. New facilities are proposed at RAAF Base Edinburgh to accommodate the Institute of Aviation Medicine (IAM) which is to be relocated from Point Cook.

#### **THE COMMITTEE'S INVESTIGATION**

2. The Committee received a written submission from the Department of Defence (Defence) and evidence was taken from representatives of Defence and Australian Construction Services (ACS) at a public hearing at RAAF Base Laverton on Wednesday 10 November 1993. On Tuesday 9 November the Committee inspected existing facilities at RAAF Base Laverton and RAAF Base Point Cook.

3. The following persons and organisations also presented submissions and appeared before the Committee at the public hearing:

- . City of Werribee
- . Mr T. Forrest

4. A number of written submissions were also received from other organisations and these are incorporated in the Minutes of Evidence.

5. A list of the witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

## **BACKGROUND**

### **Defence Force Structure Review and Organisational Issues**

6. The Defence Force Structure Review (1991) rationalised the disposition and functions of all Defence units. This review, coupled with civilianisation and contracting out of some Defence functions and revamping the RAAF's technical training system, had an impact on RAAF activities at Point Cook and Laverton. Some relevant aspects are as follow:

- basic flying training for Army pilots and flight screening for RAAF and RAN pilots were contracted out in 1992. The remaining pilot training functions carried out at Point Cook were consolidated at No. 2 Flying Training School, Pearce, WA. As a consequence, airfield pavements at Point Cook became redundant for military aviation purposes. There was no longer a need to use the airfield at Laverton as a satellite airfield for Point Cook flying training operations. No. 1 Flying Training School (1FTS) was disbanded on 31 January 1993

- the Melbourne Military Air Head function was contracted out and transferred to Melbourne's Tullamarine Airport on 11 January 1993. As a consequence, the Laverton airfield became redundant for military aviation purposes

- the rationalisation and reconfiguration of the RAAF's technical training system and methodology will result in the RAAF School of Radio being transferred from RAAF Base Laverton to RAAF Base Wagga and incorporated in the RAAF School of Technical Training. Some additional works are being undertaken at RAAF Base Wagga to accommodate this change, as was notified to the Committee and agreed on 8 October 1992

- Laverton's No. 1 Aircraft Depot is phasing down its operations and transferring its functions to the private sector or other RAAF maintenance establishments. Disbandment is planned for the end of 1994. One residual function will be the maintenance of surveillance radar components and this will continue until 1998

- No. 1 Stores Depot at Tottenham is being closed as part of the Defence Logistics Redevelopment Project but the domestic area



was to remain and be used as a tri-service barracks to partially service the Melbourne area

Weapons Systems Logistics Management Groups which combined engineering, maintenance, supply support and capital projects activities within Logistics Command are in the process of being relocated to their respective Force Element Groups bases, eg. the Weapons Systems Logistics Management Group responsible for the Tactical Fighter Force has been located at RAAF Base Williamtown, NSW where the Tactical Fighter Group Headquarters is located. These Weapons Systems Logistics Management Groups are being formed into Logistics Management Squadrons and in the case of Williamtown, the applicable squadron is known as Tactical Fighter Logistics Management Squadron. These logistics management squadrons come under Headquarters Logistics Command

Staff Officer Publications, the publications printing and distribution section of Logistics Command was amalgamated with the RAAF Publications Unit on 18 January 1993, although the two elements occupied discrete premises, the former at 420 Spencer Street Melbourne and the latter at Laverton. At the time of amalgamation the final location of the unit was not decided

7. On 30 May 1991 the Minister for Defence, Senator the Hon Robert Ray, announced inter alia:

"The RAAF airfields at Laverton and Point Cook will be closed and sold. No. 6 RAAF Hospital may be retained at Laverton, and the possibility of moving RAAF Logistics Command there from central Melbourne will also be investigated. The airfield at Point Cook could be zoned for public recreation purposes, but Headquarters Training Command, the RAAF College and the RAAF Museum will remain there."

#### **Defence Force Structure Review and Organisational Issues - Later Considerations**

8. Following the Minister's announcement, a Consultative Committee under the chairmanship of the Hon Barry Jones, MP, examined the implications of the possible base closures and the impact this would have on

local communities. Defence participated in this consultative process. At the same time Defence continued to refine its Force Structure Review objectives, particularly with respect to reducing the number of bases, rationalisation of accommodation within the Melbourne Central Business District (CBD) and Commercial Support initiatives. This continued Defence review recognised the thrust of the Consultative Committee's investigation but, at the same time, placed high emphasis on its own primary objectives, especially regarding property rationalisation and revenue realisation through disposals. Defence considerations revealed that some advantages could be obtained by the retention of the base area at Laverton, although other Defence property, previously considered for retention, would no longer be required. The Domestic Area at Tottenham would become redundant under the preferred option.

9. In summary, the recommendations of the Defence Review endorsed by the Minister for Defence on 15 July 1992 were:

- HQLC would be relocated to Laverton
- Laverton, generally east of Tangmere Road would be retained as an Australian Defence Force base. The airfield would be leased or sold
- No. 6 RAAF Hospital, Central Photographic Establishment, the Defence International Training Centre, No. 21 Squadron, the RAAF Central Band and the RAAF Publications Unit would remain at Laverton for the foreseeable future
- the element of RAAF Publications Unit, previously known as Staff Officer Publications, which is located at 420 Spencer Street, would be collocated with the remainder of its parent unit at Laverton
- Laverton would be used as the main Melbourne living-in centre for the Australian Defence Force
- RAAF Air Training Corps Headquarters elements at Tottenham would be relocated to RAAF Williams
- the RAAF College and the RAAF Museum would be retained at Point Cook

- Headquarters Training Command may be able to be relocated from Point Cook to Laverton in the longer term, but in the interim would remain at Point Cook
  - RAAF Tottenham and HMAS Lonsdale would close and the properties be sold
  - Headquarters Army Logistics Command, Defence Centre Melbourne and other appropriate Defence elements would relocate to Victoria Barracks
  - the National Air and Space Museum of Australia (NASMA) might be established at either Laverton or Point Cook - although Defence has no financial obligations for NASMA
  - the future location of the School of Languages, now at Point Cook was to be considered separately
10. The number of Defence civilian and military personnel in the Melbourne CBD would therefore reduce and many civilian positions would be relocated to Laverton. Defence recognised the need for close consultation with affected staff, unions and staff associations.
11. The foregoing was conveyed to the Consultative Committee and in August 1992 its Chairman stated that the Committee supported the proposed changes.

### **RAAF Williams**

12. RAAF Williams comprises Point Cook and Laverton bases (the two oldest Australian Air Force establishments) and is located 20 kilometres west of the Melbourne CBD and five kilometres from the township of Werribee. The merging of the two headquarters was implemented to rationalise and integrate command, control, administrative and support functions. The name "Williams" was selected to enshrine the commitment made by the late Air Marshal Sir Richard Williams to the RAAF. The Base Squadrons of the two establishments were also amalgamated at the same time.
13. The site was purchased by the Commonwealth Government in 1913 for its first military aviation establishment, the Central Flying School and it was here that the first training of Australian pilots took place. The School

operated under the aegis of the then Australian Flying Corps, a part of the Australian Army. The Australian Flying Corps was disbanded in 1919 along with the Australian Imperial Force. Although the Central Flying School continued to operate at Point Cook, military flying practically ceased until 1920 when the Australian Air Corps was formed, the Corps still being controlled by the Army at that time. On 31 March 1921 the Australian Air Corps became the third fighting service, the Australian Air Force. The prefix "Royal" was added on 31 August 1921.

14. Point Cook was the only Air Force base until Laverton was established in 1926. The development of the two bases progressed steadily until the Second World War, when considerable expansion took place. Consolidation of training and support activities continued until the late 1980s with many of the temporary structures being replaced with substantial modern buildings to meet contemporary standards.

15. Parliament first referred work on Point Cook to the Committee on 7 December 1921. In 1924 the Committee tabled its report on initial works for the development of Laverton, then estimated to cost \$600 000 (Refer PWC Report 5/1924). Other Committee hearings of proposals to develop both bases included:

- 7 July 1971 Development of RAAF Base Laverton which included works for a new RAAF School of Radio (PWC Report 12/1971)
- 18 April 1977 Development of RAAF Base Point Cook (PWC Report 3/1977)
- 26 January 1982 Additional Training and Sleeping Accommodation for RAAF Base Laverton. Although Parliamentary approval was given for this entire project, only the accommodation element proceeded to construction as training requirements changed within the RAAF to obviate the need for expansion to the School of Radio (PWC Report 1/1982)

16. HQLC was formed on 7 February 1990 when the training functions of Support Command were aggregated into an entity known as Training Command with its Headquarters located at Point Cook. Support Command's engineering, supply and support functions were retained in a renamed Headquarters Logistics Command which continues to occupy

premises at Victoria Barracks and in its vicinity, principally on St Kilda and Albert Roads.

### **RAAF Base Edinburgh**

17. RAAF Base Edinburgh is the home of the Maritime Patrol Group as well as other Air Force elements including the Aircraft Research and Development Unit. The site was originally developed during the Second World War as a cordite factory and became a RAAF base on 22 March 1954. In February 1968 the first of the RAAF's Maritime Patrol Squadrons equipped with Orion aircraft was located there. The Committee on 14 July 1977 heard evidence on the proposal to develop the base for its present role, albeit that numerous other works had been provided on the establishment in the intervening period. (Refer PWC Report 6/1977)

## **THE NEED**

### **Timing**

18. HQLC presently occupies rented premises at 350 St Kilda Road in the Melbourne CBD. The lease on St Kilda Road, which expires on 30 June 1994, costs about \$6m per annum of which \$1.1m is for HQLC elements proposed to move to Laverton. The prime occupants of this building are the Army's and Air Force's Logistics Commands, although the Air Force only occupies about 20 per cent of the building space. Plans are in hand to relocate and centralise Army's Logistics Command within a modern building at Victoria Barracks, whose previous occupants have been relocated to Canberra. Relocation of the Air Force's Logistics Command to the School of Radio facility at Laverton and other minor occupants to Victoria Barracks would permit the lease to be relinquished. However, the timings for the works are such that even with an early 1994 commencement of the works of converting the School of Radio facility would, at best, only allow completion by early 1995. Relocation of other occupants of this building is also planned within the same timeframe. Thus, some extension to the lease will have to be negotiated but the more this can be limited the greater will be the savings to the Defence budget. The vacation of the School of Radio facility is dependent on completion of facilities at Wagga, thus refurbishment works at Laverton cannot begin earlier than December 1993. Other elements of HQLC are located at 16-18 Albert Road. After 31 December 1994 Defence will incur additional rental payments of some \$303 000 per calendar month until 30 April 1995 at which time the lease at 16-18 Albert Road would need to be extended. The RAAF Publications Unit occupies

premises at 420 Spencer Street Melbourne. These premises are to be vacated to enable sale of the building.

### **Minor Correcting Works**

19. Minor correcting works are required for No. 21 (Reserve) Squadron, Royal Australian Navy Reserve Mine Counter Measure (MCM) Unit and the Police Services Section of RAAF Williams Support Unit. Minor works are required for No. 21 Squadron to relocate workshop equipment and to provide minor changes to office configurations in existing vacated buildings. No. 21 Squadron occupies one and a half hangars west of Tangmere Road. The Unit requires to be consolidated into existing facilities, thus enabling property rationalisation to take place and releasing hangars for disposal.

20. Minor works comprising security alarms, roadworks and a double garage are required for the MCM Unit which has already relocated from HMAS Lonsdale to the Linesmen's Training Building. This building is not served by a sealed road, does not have a security alarm system in keeping with the activities to be performed within the building and does not have undercover storage for a trailer-mounted boat.

21. A minor extension to the existing Police Services Building is needed as accommodation is required for staff being transferred from Point Cook in order to rationalise activities.

### **Relocation of the Institute of Aviation Medicine**

22. The need to replace the IAM facilities has been recognised for several years, but the uncertainty regarding the future of Point Cook precluded any major work being done. The rationalisation of RAAF Williams functions has determined that the IAM is best located elsewhere. The IAM's relocation to Edinburgh was predicated on its collocation with Aircraft Research and Development Unit because of the nexus between the activities of the two units. Also, the Life Support Logistics Management function is to be integrated into the IAM because of compatible functions. New facilities are required as there are no suitable available facilities at RAAF Base Edinburgh.

### **Committee's Conclusions**

23. A need exists to provide accommodation for RAAF units required to vacate premises in the Melbourne Central Business District. Minor

correcting works are required for No. 21 Squadron, the Royal Australian Navy Reserve Mine Counter Measure Unit and the Police Services Section of RAAF Williams Support Unit. A need also exists to provide accommodation for the RAAF Institute of Aviation Medicine.

### **THE PROPOSAL**

24. The greater part of the proposed works is to be undertaken at RAAF Base Laverton although an element of work is required at RAAF Base Edinburgh.

25. The proposed works consist of:

#### **RAAF Williams: Laverton Base**

- . accommodation for RAAF HQLC
- . accommodation for RAAF Publications Unit
- . minor correcting works for No. 21 (Reserve) Squadron, Royal Australian Navy Reserve Mine Counter Measure Unit and the Police Services Section of RAAF Williams Support Unit

#### **RAAF Base Edinburgh**

- . accommodation for the RAAF IAM

### **Units To Be Located at RAAF Williams**

26. Defence advised that the following units will be located at RAAF Williams:

#### **Laverton**

- . HQLC
- . No. 6 RAAF Hospital (ADF Medical Centre)
- . Central Photographic Establishment
- . No. 21 Squadron

- . RAAF Publications Unit
- . RAAF Central Band
- . Defence International Training Centre
- . Headquarters Williams
- . Support Unit Williams
- . Contractor Logistics Support Office
- . Mine Counter Measure Unit (RANR)

**Point Cook**

- . Headquarters Training Command
- . RAAF College
- . RAAF Museum
- . RAAF School of Languages

27. Both locations also provide living-in accommodation for base personnel, trainees, students and transients.

**Headquarters Logistics Command**

28. A submission from Mr P Jones suggested that HQLC be moved to a site other than RAAF Williams, Laverton Base, as there appears to be a high cost to refurbish Building L474 and also due to the rationale that Defence should increase its emphasis towards the north of Australia. Defence, however, advised that the relocation of HQLC into building L474 was selected as the preferred solution because it provided a satisfactory facility at a saving of \$5m-\$8m below the cost of new construction on other Defence-owned land. Defence stressed that unlike base logistics organisations or wings, which work closely with the operational elements on their respective bases, HQLC can efficiently function without physical collocation with the units under its control. HQLC acts as a point of contact with civilian infrastructure and greater benefits are achieved through proximity and access to civilian industrial, contracting and supply



organisations than from collocation with any specific operational base. The concentration of civil infrastructure in the Melbourne area meets that requirement.

### **RAAF Museum**

29. A submission from Mr T Forrest queried the costs associated with the movement/relocation of the RAAF Museum. Defence advised that the Museum has relocated into the vacant 1FTS hangars on a self-help basis with assistance from RAAF facilities tradesmen when required. Only minor costs consistent with minor maintenance of the facilities have been incurred.

### **Point Cook and Laverton Airfields**

30. Mr T Forrest advised the Committee that he believed that the airfields should be retained at both Point Cook and Laverton. NASMA, being a flying museum will allow people to come in for fly-ins. The maintenance of the runways at Laverton would allow 21 Squadron to remain where it is and thus generate savings. This would allow the OIC Training Command to maintain aircraft at 21 Squadron. It would also allow Hawker de Havilland to seek further contracts to allow aircraft to fly in. The RAAF could therefore maintain limited use of the airfields without being detrimental to the project. This would allow the retention of open space with the ability to build a major industry within the area.

31. Defence advised that with the disbandment of 1FTS on 31 January 1993 the airfield pavements at Point Cook became redundant for military training purposes. Current use of the Point Cook airfield is by the RAAF Museum with air movements being minimal due to only six aircraft being kept in flying condition. Should the airfield be closed, a decision would need to be made as to whether the planes would be kept for static display purposes or located elsewhere. A flying club operates predominantly at weekends. This is an Air Force operated flying club with some light aircraft work being done during the week.

32. The Committee was advised that flying operations related to Hawker de Havilland's and 21 Squadron's activities have continued at Laverton. Hawker de Havilland are operating from Hangar 33 performing repairs on Macchis until early 1994 when the deeper level of maintenance is transferred to Richmond. Rewinding of aircraft is being performed but this will finish by May 1994 with a final date of September 1994 should plans not run according to schedule.

33. The Committee was advised that the airstrip at Point Cook was resurfaced about four or five years ago, is in good condition and would require little maintenance in under 10 years. Defence advised that should the NASMA proposal be implemented, the operational airfield at Point Cook would remain. The airfield at Laverton, however, is not in good condition. Defence stressed that neither Point Cook nor Laverton is considered a high strength airfield.

#### **Institute of Aviation Medicine**

34. The Committee queried the possibility of relocating the IAM to RAAF Base Pearce, where the other major air training base is located, as opposed to relocation to Edinburgh. Defence advised that the IAM has two principal functions. One is research into the physiology of the human body in the aviation field and the impact of high G forces etc. It is therefore considered advantageous for the IAM to be collocated with the Aircraft Research and Development Unit which is currently located at Edinburgh. The other function is the training function, of which the initial training of aircrew on joining the Air Force is only a small part. A significant part of training is refresher training for current aircrew, and Edinburgh is in a fairly centralised position in relation to RAAF Bases. A service transport organisation makes Edinburgh easily accessible and it is therefore possible to bring personnel from Richmond, Williamtown and Pearce to do postgraduate training.

#### **No. 6 RAAF Hospital**

35. The Committee queried the need of maintaining a hospital on base as opposed to using public hospitals. Defence advised that No. 6 RAAF Hospital was originally established to provide for RAAF personnel at RAAF Williams. Approximately two years ago its charter was extended to cover the remainder of the Australian Defence Forces in the Melbourne metropolitan area. Defence believes that by providing in-service treatment for service personnel, a significant saving results over what it would cost to use either private or public hospitals. As well as providing medical services to a static population in peacetime, Defence also requires medical capacity in the event of deployment and No. 6 RAAF Hospital provides part of that need.

## **Residue of Land**

36. The City of Werribee Council expressed concern that there is a level of uncertainty about what will be the residue of land and buildings not required for military purposes at both the Laverton and Point Cook bases. The Council suggested that Defence vacate the whole area west of Tangmere Road at Laverton. Defence advised the Committee that the resolution of these aspects is subject to not only the rationalisation project but also the Leasing /Marketing Strategy being developed by the Department of Defence Estate Management Branch. The strategy will include the requirements at Point Cook for the proposed NASMA. However, Defence is yet to receive an official approach by NASMA. Defence believes that the NASMA Working Party wishes to use six hangars and the Headquarters building previously used by the disestablished 1FTS at Point Cook. These facilities are currently not surplus to Defence needs and Defence will consider the NASMA proposal when it is officially made.

## **PERSONNEL NUMBERS**

### **Base Populations**

37. The anticipated number of personnel for each in totality, not distinguishing military personnel by rank nor the breakdown between civilian and military is as follows:

| <b>UNIT</b>                                    | <b>PERSONNEL</b> |
|--|------------------|
| <b>Laverton</b>                                |                  |
| Headquarters Logistics Command                 | 900              |
| No. 6 RAAF Hospital                            | 149              |
| Central Photographic Establishment             | 72               |
| No. 21 Squadron<br>(mainly reservists)         | 182              |
| RAAF Publications Unit<br>(420 Spencer Street) | 136              |
| RAAF Central Band                              | 50               |

|   |     |
|---|-----|
| Defence International Training Centre<br>(including trainees) | 105 |
| Headquarters RAAF Williams                                    | 6   |
| Support Unit Williams   | 147 |
| Contractor Logistics Support Office - Melbourne               | 13  |
| Mine Counter Measure Unit (RANR)<br>(mainly reservists)       | 60  |
| Ground Telecommunications Equipment                           | 40  |
| <b>Point Cook</b>   |     |
| Headquarters Training Command                                 | 115 |
| RAAF College<br>(including trainees)                          | 200 |
| RAAF Museum   | 8   |
| School of Languages   | 59  |

38. In addition to the base populations there is living-in accommodation on RAAF Williams for about 710 Defence personnel to meet ADF 'dormitory' requirements. The existing messing and living-in accommodation facilities will satisfy the needs of the envisaged population.

39. The IAM is to be expanded to 30 personnel with the integration of the Life Support Logistics Management Flight into the IAM ex HQLC. Accommodation for its staff wishing to live on-base in single quarters, as well as for the small numbers of trainees undertaking courses conducted by the Institute can be provided in existing facilities at RAAF Base Edinburgh.

#### **ACCOMMODATION CONSIDERATIONS**

40. When considering the accommodation requirements for units to be located at Laverton and Point Cook, Defence considered the suitability of existing facilities to meet ongoing activities, the benefits of relocating activities to other facilities for functional and property considerations and

of ways to maximise the use of redundant facilities for other activities. An example of this is the School of Radio facilities, which essentially consist of classrooms, technical workshops and administrative areas. This could be readily converted entirely to administrative areas for a headquarters function and its size appeared to approximate the area required for the restructured HQLC. Other examples are the retention of the Headquarters and Equipment Store buildings west of Tangmere Road because they are suitable for their ongoing activities and if they were to be sold or leased, the revenue would not meet their cost of replacement.

41. On the other hand, with the curtailment of flying training at Point Cook, the IAM which occupies facilities requiring replacement, appeared to be in a wrong functional location. Its move to RAAF Edinburgh, where there is some nexus between its activities and those of the Aircraft Research and Development Unit, provided the most appropriate solution. In addition the opportunity would be taken, when new facilities are available, to integrate the element from HQLC dealing with Life Support Logistics Management into the IAM because of compatible functions.

#### **Future Use of Defence Property**

42. The following table summarises the proposed future use of Defence property at RAAF Williams with proposed timings for unit relocations.

| UNIT/ENTITY     | ACTIVITY & FACILITY USE  | TIMING  |
|-----------------|--|---|
| <b>LAVERTON</b> |  |   |
| Airfield        | <p>RAAF controlled airfield operations ceased.</p> <p>Redirection of engineering services may be required to enable excision of this property from the real estate to be retained.</p> | <p>Completed Dec 92.</p> <p>Subject to sale or lease of surplus property.</p> |

|                            |   |   |
|----------------------------|---|---|
| School of Radio            | <p>Progressive relocation of training function to Wagga.</p> <p>Vacated facilities available for other Defence use.</p>   | By Dec 93.  |
| No. 1 Aircraft Depot       | <p>Functions transferred to other RAAF units or contractors.</p> <p>Vacated facilities east of Tangmere Rd available for other Defence use or lease.</p>  | No. 1 Aircraft Depot to be disbanded by Dec 94 (Surveillance Radar maintenance function to be retained until 1998). |
| No. 21 Squadron            | <p>Technical and support functions to be consolidated into existing buildings.</p> <p>Minor new works required.</p>   | By mid 95.  |
| Base Squadron Williams     | To be disbanded. Functions to be taken over by RAAF Williams Support Unit.  | By Dec 94.  |
| RAAF Support Unit Williams | <p>To occupy existing Base Squadron Williams administrative accommodation.</p> <p>Police Services element currently at Point Cook to be amalgamated with the Laverton Police Services Section. Minor extension to the existing Police Services Section facility at Laverton required.</p> | By Dec 94.  |

|  |   |  |
|--|---|--|
| Headquarters<br>RAAF Williams  | To remain in existing accommodation.  |  |
| No. 6 RAAF Hospital (ADF Medical Centre)<br><br>Defence International Training Centre<br><br>RAAF Central Band | All to remain in existing facilities and no new works required.   |  |
| RAAF Publications Unit   | All functions to be amalgamated on Laverton. Refurbishment and enhancement of RAAF Publications Unit's main functional building required to enable specialist activities at 420 Spencer Street to be relocated. Other buildings occupied by RAAF Publications Unit at Laverton are to be used in their present configuration.<br><br>420 Spencer Street available for sale. | By end 94.                                       |
| Navy Reserve from HMAS LONSDALE  | Occupying existing facilities previously used for RAAF Linesmen training.<br><br>Minor new works required.  | Move complete, minor works yet to be undertaken. |

|   |  |                     |
|---|--|---------------------|
| Headquarters<br>Logistics Command         | To be relocated from the Melbourne CBD to School of Radio buildings.<br><br>Major refurbishment required.  | By early 1995.      |
| Contractor<br>Logistics Support<br>Office | Relocated from No. 1 Stores Depot into premises at Laverton.   | Completed.          |
| Living-in and transient accommodation     | Existing accommodation to be used. No new works.   |                     |
| Point Cook                                |  |                     |
| Airfield                                  | RAAF controlled airfield operations ceased.<br><br>Redirection of engineering services may be required to expedite excision of this property from the real estate to be retained.        | Completed early 93. |
| Institute of Aviation Medicine            | To be relocated to RAAF Edinburgh. Existing facility to be demolished, but hypobaric chamber and associated equipment to be relocated.<br><br>New works required at RAAF Base Edinburgh. | By Dec 95.          |



|   |   |   |
|---|---|---|
| School of Languages                       | Remain in current facilities for the present: Defence studies into future of this establishment and possible future location in progress.<br><br>Separate issue from RAAF Williams Rationalisation Project.   | To be decided. Relocation likely in 1995/96.                          |
| RAAF Museum                               | Some activities have been relocated in alternative premises already vacated by No. 1 Flying Training School in the Base Area at Point Cook. Some minor new works already undertaken, and others will be undertaken commensurate with Base priorities. | Progressive. Works not part of RAAF Williams Rationalisation Project. |
| RAAF College                              | To remain at Point Cook in existing premises.   |   |
| HQ Training Command                       | To remain at Point Cook in existing premises.   |   |
| Headquarters Victorian Air Training Corps | Relocated from No. 1 Stores Depot Tottenham to Point Cook.<br><br>No further new works required. (Previously was to remain at No. 1 Stores Depot).  | Completed.  |
| Living-in and transient accommodation     | Existing accommodation to be used. No new works.  |   |

## **Construction Personnel**

43. It is anticipated that over the construction period of about 15 months, an average of about 115 personnel would be directly employed on construction activities at Williams and Edinburgh.

## **Units Remaining at Point Cook**

44. Defence proposes that, under this proposal, HQTC, the RAAF College, RAAF Museum and the RAAF School of Languages remain at Point Cook. Although not part of the Williams rationalisation project, the Committee notes that Defence is presently investigating the future of the School of Languages and its possible future location. With the transfer of the IAM to RAAF Base Edinburgh and the possible future move of the School of Languages, the Committee doubts the logic of maintaining units at Point Cook while at the same time keeping the Laverton base operational. The Committee believes that Defence should, in the longer term, with the exception of the RAAF Museum, give consideration to moving the units located at Point Cook elsewhere. Given concerns on safety at Essendon Airport, the Committee is of the opinion that the airfield at Point Cook might be usefully retained for possible future use by private aviation.

## **Committee's Conclusions**

45. The Committee believes that the RAAF Museum should be maintained at Point Cook and be incorporated into the National Air and Space Museum of Australia. The Committee does not see the necessity for maintaining other units at RAAF Base Point Cook.

## **Committee's Recommendation**

46. The Committee recommends that no further capital works be commenced at RAAF Base Point Cook and that units located at Point Cook, with the exception of the RAAF Museum should be relocated elsewhere.

## **DESIGN CONSIDERATIONS**

47. Details of design considerations may be found at Appendix C.

## **Fire Protection**

48. Standards applying to building egress, fire extinguishers, fire suppression and detection and emergency lighting, including exit lighting, are to be followed in the design of all proposed facilities. Detection devices will be integrated with fire monitoring boards at their respective bases.

49. The Commonwealth Fire Board queried whether independent approval of plans and monitoring of construction is to be undertaken and if and how variations from the requirements of the Building Code of Australia (BCA) are to be approved by independent authority. Defence assured the Committee that under the terms of its engagement, the Defence design consultant, ACS (Project Services) is required to obtain independent certification of compliance with the BCA. Certification of the designs is being sought from Duncan McKenzie & Partners Propriety Limited, Consulting Building Surveyors.

## **Occupational Health and Safety**

50. The occupational health requirements of the *Commonwealth Employment Act 1991* and the National Health and Safety Standard for plant will be followed to protect the safety and health of all personnel employed during the construction and operation of the proposed facilities.

51. Features allowing for access by disabled persons are proposed to be incorporated into the buildings to be occupied by HQLC, the RAAF Publications Unit and the IAM.

52. Existing external window shades on the School of Radio Building contain asbestos and it is proposed to encapsulate the shades as part of the refurbishment works.

## **Legionella**

53. To avoid the occurrence of Legionella bacteria, special precautions will be taken in the design of the cooling towers cooled airconditioning systems. The relevant industrial standards will be followed - AS 3666 - Air Handling and Water Systems of Buildings - Microbial Control and companion handbook HB 32. Maintenance and operating instructions are to be provided to ensure precautions are taken to maintain cleanliness and water quality. Only the airconditioning systems proposed for the HQLC and RAAF Publications Unit facilities are to have water-cooled airconditioning

systems. All other proposed airconditioning systems are air-cooled types and no special precautions are required to counter Legionella.

54. Potable water will be below the temperature range where Legionella can breed to levels affecting health. The temperature of hot water systems will be maintained at levels to prevent Legionella growth.

## **ENVIRONMENTAL CONSIDERATIONS**

55. The proposed works and the use to which the facilities requiring alterations will be put have been assessed as having no impact on the environment. Most buildings encompassed in this project will be used for administrative support functions. Industrial activities and military aircraft operations, both possible causes of environmental degradation, have already been reduced and will be reduced even further with completion of the project. An environmental Certificate of Compliance No. 20/93 dated 25 August 1993 has been issued.

56. The Committee was advised that Defence recognises its national obligations to manage its facilities and properties in an environmentally responsible manner. Although not directly related to the works proposed as part of this project, an interim environmental analysis was undertaken in about 1990 for RAAF Base Williams as part of a survey of all RAAF establishments. It revealed anomalies that were to be the subject of further more detailed studies. In December 1991 Dames and Moore was commissioned to undertake a detailed pollution audit of all areas of Laverton and of the airfield area at Point Cook. This audit included an assessment of ground contamination and the development of a chemical sampling plan. A report on this examination has been completed. More recently Dames and Moore has been contracted to undertake a similar assessment of the base area at Point Cook and its report in this regard is awaited. Measures are being taken to correct anomalies from ongoing activities and areas of possible ground contamination have been identified for further testing.

### **Committee's Recommendation**

57. *The Committee recommends that the Department of Defence keep it advised of the results of the ground decontamination surveys of RAAF Williams and of possible costs of decontaminating both RAAF Base Point Cook and RAAF Base Laverton.*

58. The RSL queried the future of heritage buildings and facilities which relate to the first military aviation establishments within Point Cook, particularly within the Southern Tarmac Area. Defence advised the Committee that the Consultative Committee established by the Minister for Defence in June 1991 saw the potential for maintaining the aviation heritage at the Point Cook base by the continued presence of the RAAF College and the RAAF Museum. The recommendation by the Committee and accepted in principle by the Minister for Defence was that in order to preserve the heritage classifications, the properties be leased rather than sold. As part of the leasing/marketing strategy for the Point Cook base Defence intends to seek compatible uses of the heritage facilities. As a condition of any lease, the responsibility to maintain the heritage classifications of the facilities will be included.

59. The National Trust supported the project but also expressed concern over the Southern Tarmac Area as well as the need for a conservation management strategy. The National Trust stressed that the bases contain numerous structures of heritage interest and that the Southern Tarmac Area at Point Cook is of world significance in terms of aviation heritage. Defence advised that it commissioned a series of studies which includes a conservation management plan for both Point Cook and Laverton. This study was carried out by Allom Lovell and Associates. The recommendations of this study are being addressed in the Leasing/Marketing Strategy being developed by the Department of Defence Estate Management Branch. The consultant who has been engaged to market the properties has been tasked to advise on heritage management associated with future uses and to prepare a Section 30 Statement.

60. The lack of a Section 30 Statement was of concern to the Australian Heritage Commission. Defence advised that, at this stage the preparation of a Section 30 Statement is considered premature, as the intended future uses of registered places have not yet been determined. Defence intends to seek compatible uses of the heritage facilities in the marketing of Point Cook and to include as a condition of any lease the responsibility to maintain their heritage classifications. As Defence intends to lease the heritage facilities, there has been no need to consider registering the facilities with Commonwealth, State or Municipal heritage organisations.

61. Mr T Forrest's submission queried who would be responsible for meeting the costs of heritage restoration maintenance of buildings at the Southern Tarmac. Defence advised that as part of the RAAF Williams Leasing/Marketing exercise it intends to seek compatible uses of the heritage

facilities at Point Cook. As a condition of any lease the responsibility to maintain the heritage classifications of facilities will be included.

### **Committee's Conclusions**

**62. The Committee recognises the historical significance of the Point Cook Base in relation to Australia's aviation history and commends the efforts of the Department of Defence in maintaining this history.**

## **CONSULTATIONS**

### **Community Consultation**

63. The Committee was advised that Defence had participated in the Consultative Committee on the Future Use of Defence Property at RAAF Williams chaired by the Hon Barry Jones, MP, and through this consultative process, liaison with state government, municipal and local interest groups has occurred.

64. In August 1991 the Consultative Committee sought submissions and advice from a wide variety of interested parties. A report from Ratio Consultants, commissioned by Defence to prepare and evaluate options for the alternative use of Laverton and Point Cook Bases for the Consultative Committee took account of the public submissions received.

### **Staff Consultations**

65. With the agreement of the Public Sector Union (PSU) and the Automotive Metals and Engineering Union (AMEU), three consultative groups were established to facilitate HQLC organisational changes and planned relocation to Laverton. The consultative groups and their progress as at June 1993 are as follow:

#### **Weapons Support Logistics Management Project Consultative Committee**

a national consultative committee was formed and over the past two years has been involved with the introduction of the Weapons Systems Logistics Management Reorganisation concept and the consequent transfer to date of some 400 military and civilian positions from Melbourne to operational bases with a further 210 positions to be transferred by

December 1994. To date this consultative process has proved successful

#### **Reorganisation Consultative Group**

the reorganisation of HQLC is the subject of a second consultative group in the Victorian region. The reorganisation is required to achieve a saving of 432 military and civilian positions. Currently the PSU and the AMEU have each provided a delegate to work with the reorganisation Focus Group in developing concepts and proposals for the reorganisation of the Command. Briefings have been provided to all staff on reorganisation proposals. The recent voluntary redundancy program was achieved amicably

#### **Relocation Consultative Group**

a consultative committee dealing with relocation matters was formed with AMEU and PSU participation. At the unions' request consultation is being conducted at Victorian branch level. A log of claims has been submitted by the PSU. Now that the details of the works requirement have been finalised, further regular meetings are being undertaken to discuss any resultant issues. A resource centre has been established to inform staff about Laverton, its surrounding areas and the proposed move.

### **FUTURE WORKS**

#### **School of Languages**

66. A study is being undertaken into the future mode of training and location for the School of Languages. One possibility is that it would remain at Point Cook, in which case it would require new facilities because the facilities it presently occupies are sub-standard and are located in the Southern Tarmac Area, outside the area to be retained.

#### **RAAF Museum**

67. Some minor works might be required to relocate the RAAF Museum entirely from the Southern Tarmac Area at Point Cook. On the other hand, if the NASMA becomes a reality, the RAAF Museum could be absorbed

into that entity. The foregoing would indicate that there is some doubt of the eventual and permanent location of the RAAF Museum and any works to correct present deficiencies must be held in abeyance.

### **Weapons System Logistics Management Squadron**

68. As part of the Weapons System Logistics Management re-organisation the Ground Telecommunications Equipment Weapons System Logistics Management Squadron is being considered for relocation to Laverton.

### **ENGINEERING SERVICES**

69. The engineering services at Point Cook and Laverton are integrated throughout each property. The intended lease or sale of surplus property, principally the airfields, may require some reconstruction of engineering services to provide separate services to the retained and surplus areas. The required work will depend on the mode of disposal. There may also be decontamination works required at both Point Cook and Laverton.

70. Mr T Forrest queried the cost to reconstruct engineering services to areas being retained and surplus areas. Defence advised that these costs will not be known until after the outcome of the RAAF Williams Leasing/Marketing exercise. It is Defence's intention that new users will bear pro-rata costs based on usage of any new engineering services arrangements.

### **FINANCIAL ASPECTS**

71. The works have been estimated to cost \$19.8m including contingency provisions and professional fees. Also included in the estimate is \$0.8m to relocate existing furniture and equipment to the proposed new and refurbished facilities.

### **TIMETABLE**

72. Defence has obtained Cabinet and Committee approval to concurrent documentation on the grounds of urgency. If the move of the elements of HQLC located in Albert Road went beyond 31 December 1994, Defence would incur additional rental payments of \$303 000 per calendar month until 30 April 1995, at which time the lease at 16-18 Albert Road would need to be extended. If relocation slipped beyond that date, monthly rental expenses would increase to come \$414 000. These figures are based on



existing rental rates for HQLC accommodation and assume renewal of the rental leases can be renegotiated successfully. The preferred time for relocation of approximately 900 personnel is over the period of minimum activity at the Christmas break.

#### **Committee's Recommendation**

**73. The Committee recommends the RAAF Williams rationalisation project, Laverton, Vic at an estimated cost of \$19.8m at August 1993 prices.**

## CONCLUSIONS AND RECOMMENDATIONS


74. The conclusions and recommendations of the Committee and the paragraph in the report to which each refers are set out below.

Paragraph

1. A need exists to provide accommodation for RAAF units required to vacate premises in the Melbourne Central Business District. Minor correcting works are required for No. 21 Squadron, the Royal Australian Navy Reserve Mine Counter Measure Unit and the Police Services Section of RAAF Williams Support Unit. A need also exists to provide accommodation for the RAAF Institute of Aviation Medicine. 23
2. The Committee believes that the RAAF Museum should be maintained at Point Cook and be incorporated into the National Air and Space Museum of Australia. The Committee does not see the necessity for maintaining other units at RAAF Base Point Cook. 45
3. The Committee recommends that no further capital works be commenced at RAAF Base Point Cook and that units located at Point Cook, with the exception of the RAAF Museum should be relocated elsewhere. 46
4. The Committee recommends that the Department of Defence keep it advised of the results of the ground decontamination surveys of RAAF Williams and of possible costs of decontaminating both RAAF Base Point Cook and RAAF Base Laverton. 57
5. The Committee recognises the historical significance of the Point Cook Base in relation to Australia's aviation history and commends the efforts of the Department of Defence in maintaining this history. 62

6. **The Committee recommends the RAAF Williams rationalisation project, Laverton, Vic at an estimated cost of \$19.8m at August 1993 prices.**

73

  
Colin Hollis  
Chairman  
13 December 1993

## APPENDIX A

### WITNESSES

**ADORJAN**, Mr Stephen Andrew, Project Manager, Australian Construction Services, Casselden Place, 2 Lonsdale Street, Melbourne, Victoria 3000

**BAIRD**, Wing Commander Robert Irvine, Project Director, Department of Defence, CP3-3-20, Campbell Park Offices, Canberra, Australian Capital Territory 2600

**FORREST**, Mr Thomas John, 4 Chevy Chase, Laverton, Victoria 3028

**KENNEDY**, Air Commodore James Frederick George, Director General Facilities, Air Force, CP3-3-3, Campbell Park Offices, Canberra, Australian Capital Territory 2600

**NEWTON**, Air Commodore Peter Graeme, Chief of Staff, Headquarters Logistics Command, Royal Australian Air Force, 350 St Kilda Road, Melbourne, Victoria 3004

**NICOL**, Mr John Alexander, City Engineer, City of Werribee, 45 Princes Highway, Werribee, Victoria 3030

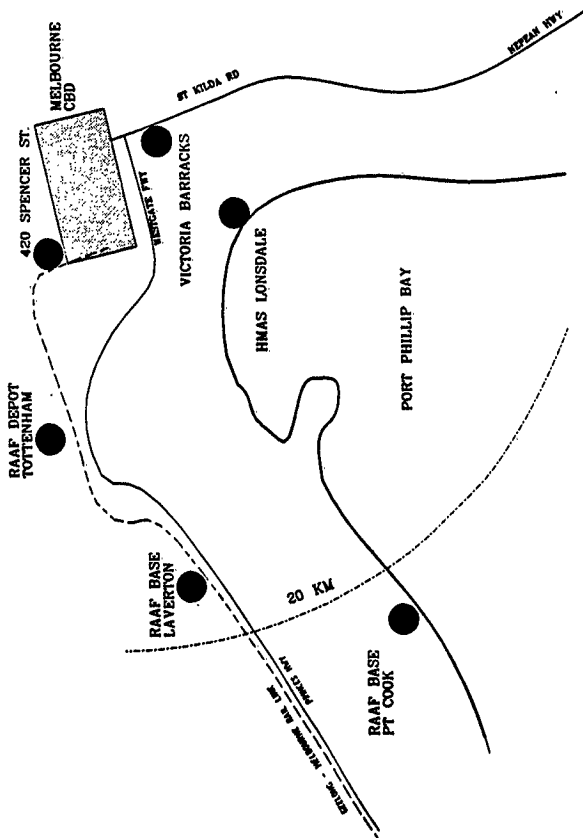
**STEVENS**, Group Captain David Charles, Officer Commanding RAAF Williams, Headquarters, RAAF Williams, Laverton, Victoria 3027

**WALLACE**, Mr Leslie Andrew, Assistant Secretary, Estate Management, FASFP, CP3-3-1, Department of Defence, Canberra, Australian Capital Territory 2600

## APPENDIX B

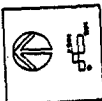
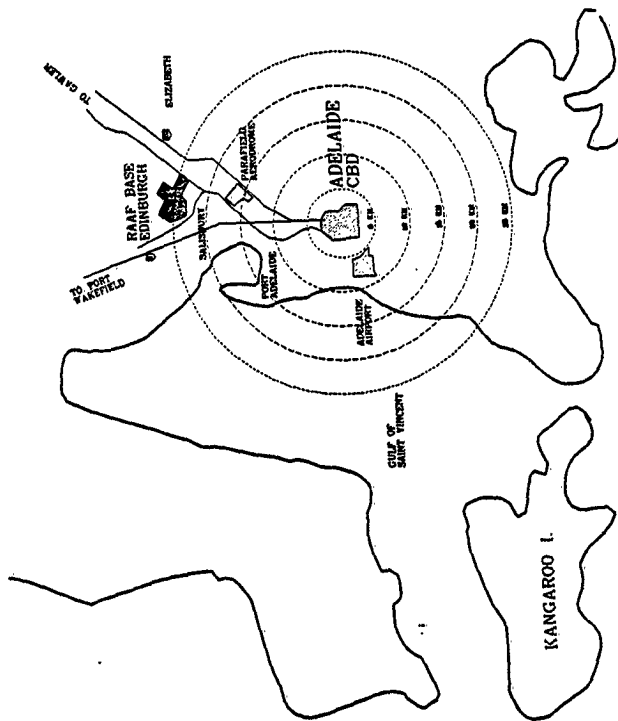
### PROJECT DRAWINGS

|  | Page |
|--|------|
| Defence Establishments in Melbourne Area – Location Map                  | B-1  |
| RAAF Base Edinburgh – Location Map                                       | B-2  |
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| RAAF Williams: Point Cook Base Site Plan                                 | B-4  |
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| Accommodation for Headquarters Logistics Command – First Floor Plan      | B-6  |
| Accommodation for Headquarters Logistics Command – Second Floor Plan     | B-7  |
| Accommodation for RAAF Publications Unit – Site Plan                     | B-8  |
| Accommodation for RAAF Publications Unit Building L7 – Ground Floor Plan | B-9  |
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| Accommodation for RAAF Institute of Aviation Medicine – Site Plan        | B-11 |
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| Accommodation for RAAF Institute of Aviation Medicine – Elevations       | B-14 |



RELEVANT DEFENCE ESTABLISHMENTS IN MELBOURNE AREA LOCATION MAP

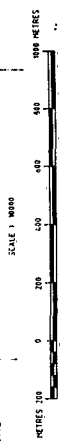
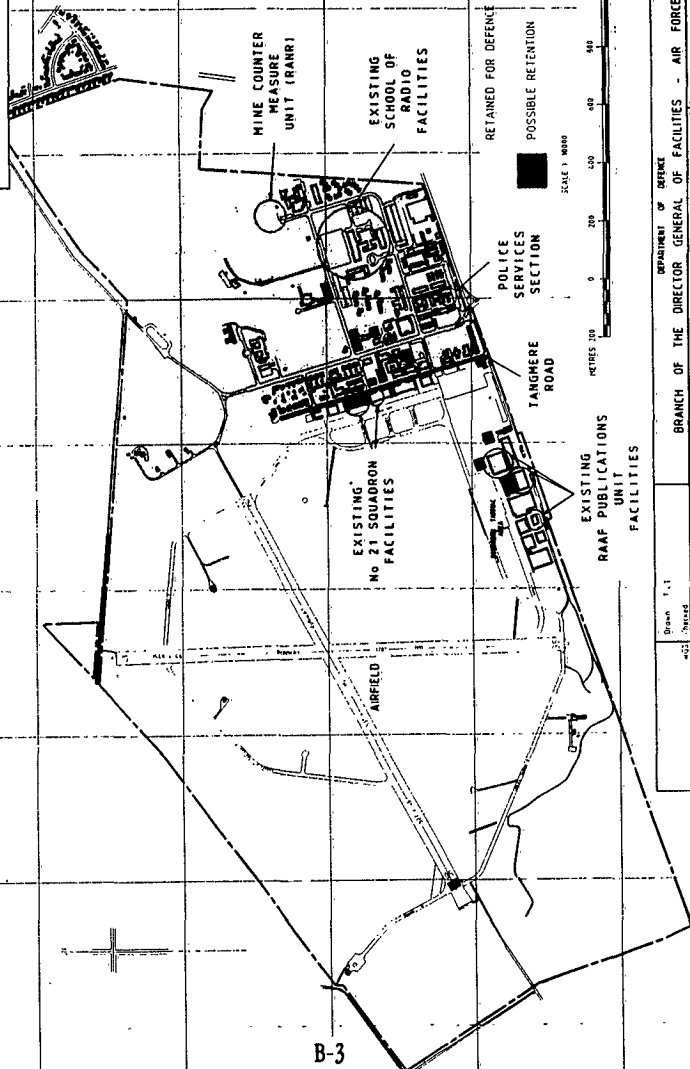
1



RAAF BASE EDINBURGH  
MAP  
LOCATION

2

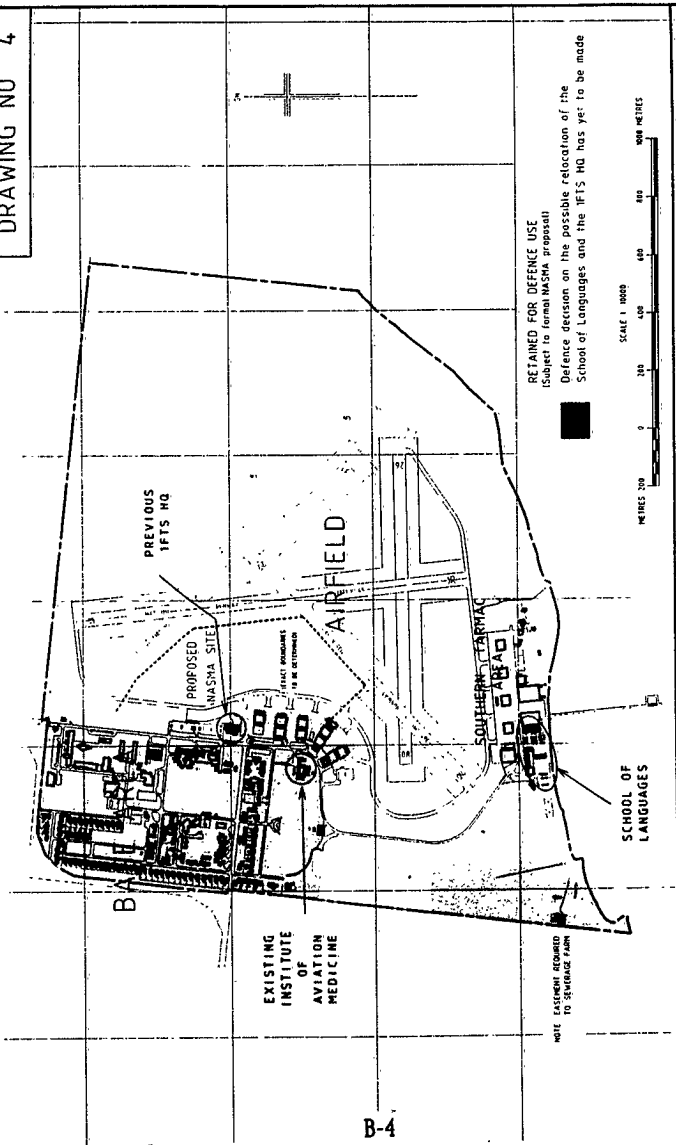
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| RAAF BASE LAVERTON - VIC<br>AREA BOUNDARIES - FUTURE DEFENCE USE                  |                  | 21. 23. 25. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. |
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B-3





RETAINED FOR DEFENCE USE  
 (subject to former WASSMA proposal)

Defence decision on the possible relocation of the  
 School of Languages and the 1FTS HQ has yet to be made

SCALE 1:1000



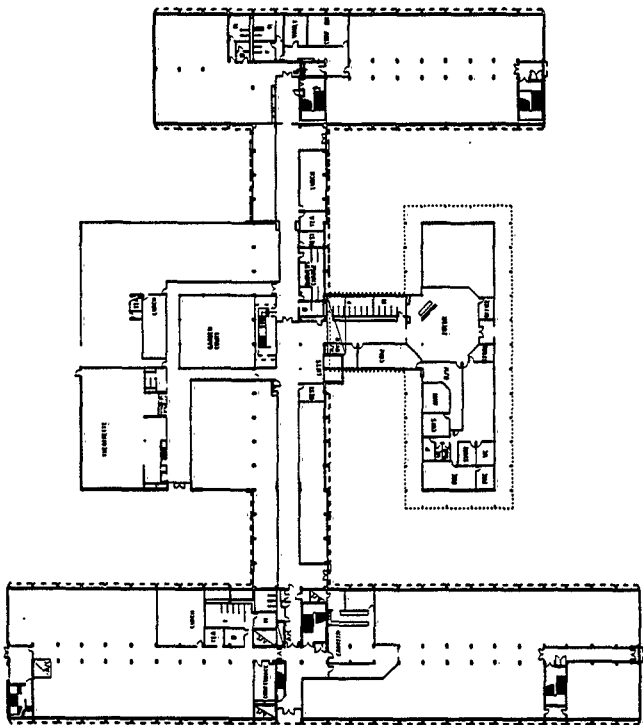
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 TO SEWERAGE FARM

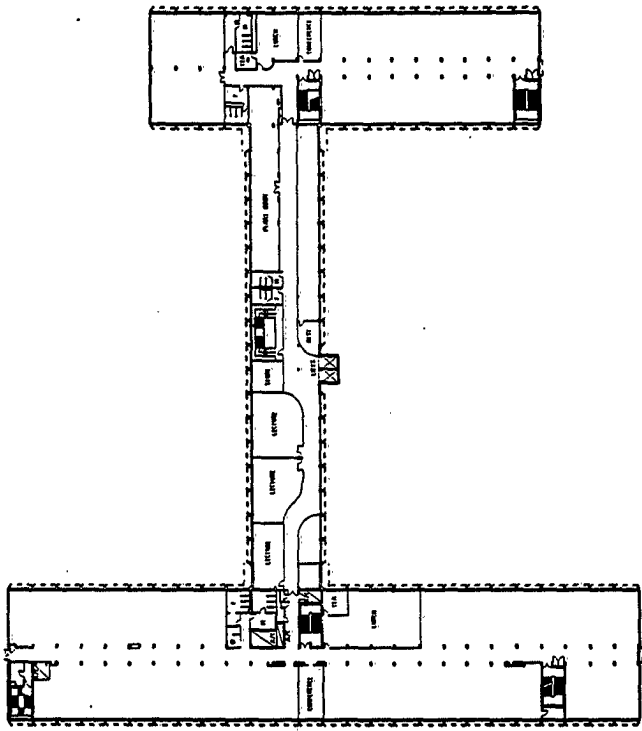
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|   | AREA BOUNDARIES - FUTURE DEFENCE USE<br>REVISED: SEPTEMBER 1943                   | RAAF BASE POINT COOK - VIC<br>AREA BOUNDARIES - FUTURE DEFENCE USE<br>REVISED: SEPTEMBER 1943 |



ACCOMMODATION FOR RAAF  
H Q L C  
GROUND FLOOR PLAN

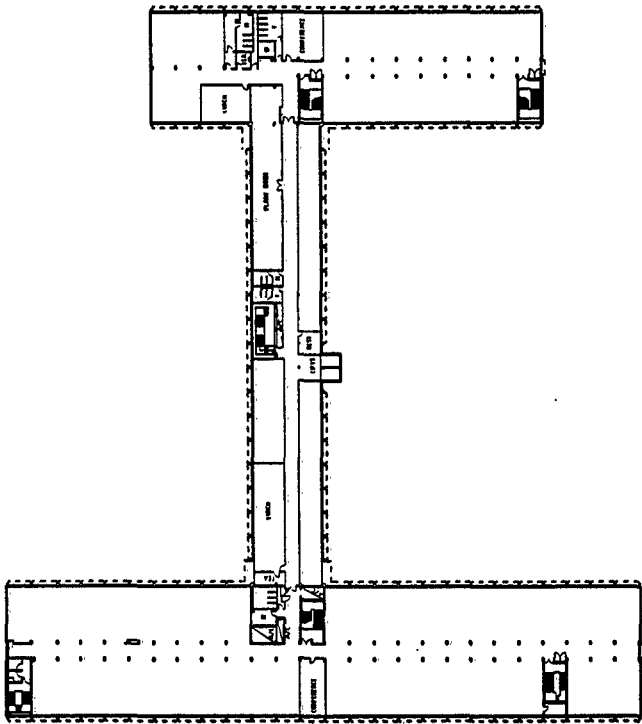
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ACCOMMODATION FOR RAAF  
 H Q L C  
 FIRST FLOOR PLAN

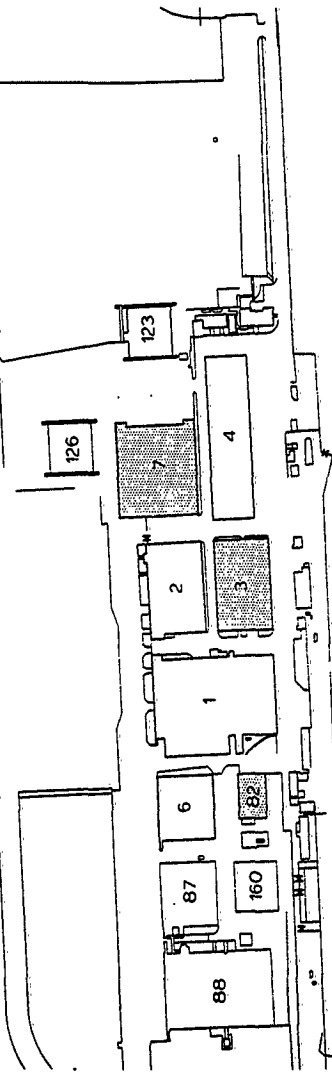
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5-03

ACCOMMODATION FOR RAAF  
H Q L C  
SECOND FLOOR PLAN

SOUTHERN TARMAC AREA



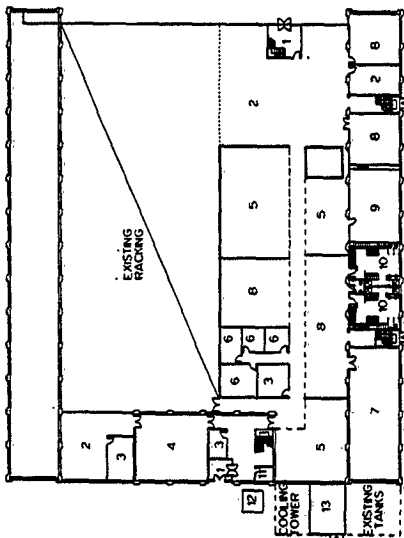
- LEGEND  
3 RAAPU MAIN STORES BUILDING  
to remain unaltered  
7 RAAPU FOREIGN SOURCE DATA STORE  
to be refurbished  
83 RAAPU WEAPONS PARTS  
to remain unaltered



ACCOMMODATION FOR RAAF  
PUBLICATIONS UNIT  
S I T E P L A N

6-01

- LEGEND
1. AIR LOCK
  2. ONE PERSON OFFICE
  3. WORKSTATION
  4. BENCH
  5. MICROCOMMUNICATING
  6. ANCP
  7. OPEN PLAN OFFICE
  8. MEN'S & CHANGE
  9. W.C. & CHANGE
  10. SWITCHROOM
  11. ANNOYANCE STORE
  12. PLANT



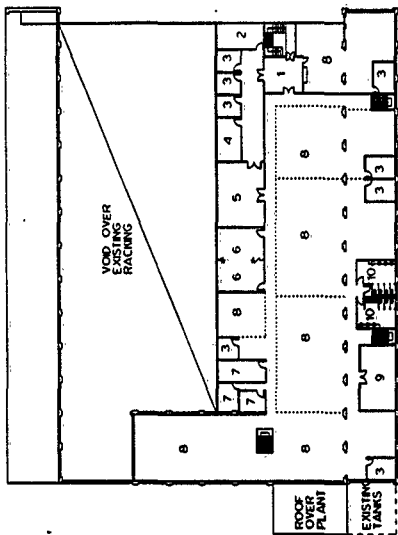
ACCOMMODATION FOR RAAF  
PUBLICATIONS UNIT  
BUILDING L7  
GROUND FLOOR PLAN

6-02



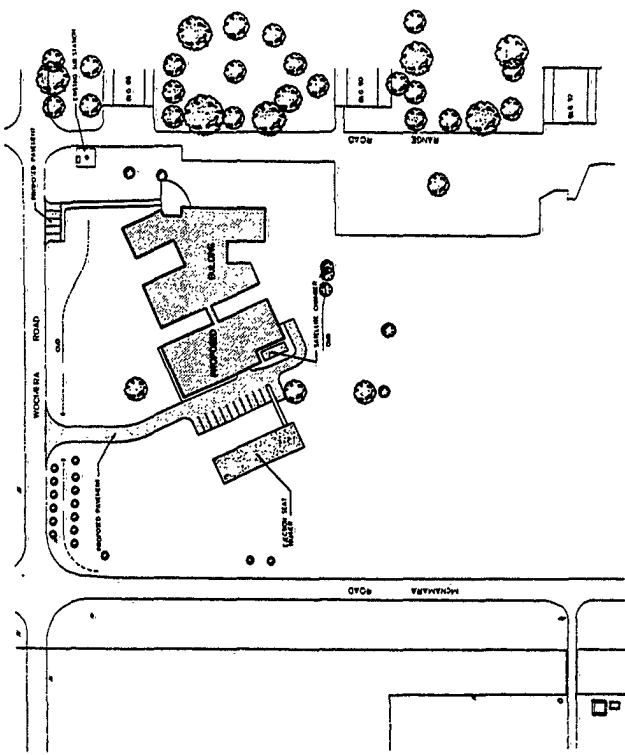
LEGEND

1. ENTRY
2. COMMANDING OFFICER'S OFFICE
3. ONE PERSON OFFICE
4. TWO PERSON OFFICE
5. MEN'S RESTROOM
6. MEETING ROOM
7. COMPUTER ROOM
8. OPEN PLAN OFFICE
9. PROOF READING ROOM
10. WCS



ACCOMMODATION FOR RAAF  
PUBLICATIONS UNIT  
BUILDING L7  
FIRST FLOOR PLAN

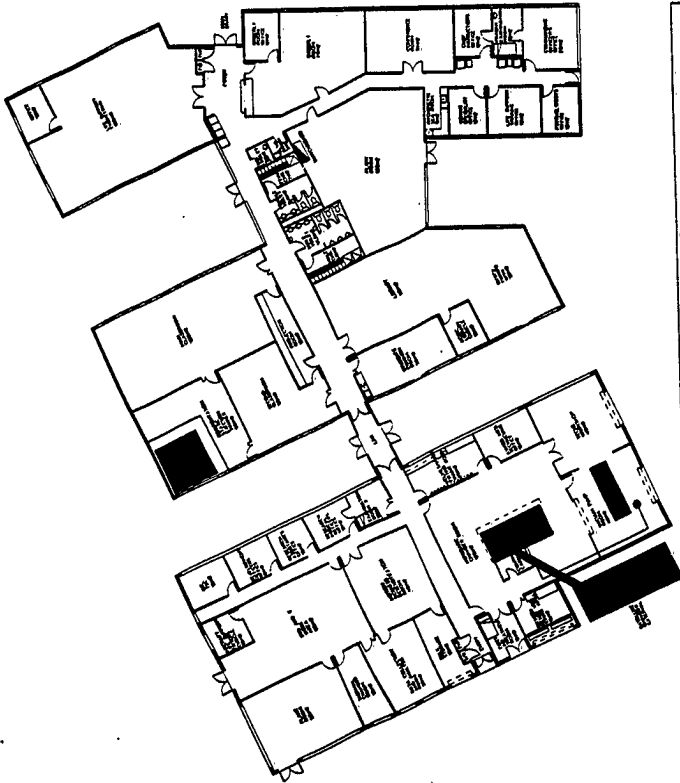
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ACCOMMODATION FOR RAAF  
 INSTITUTE OF AVIATION  
 MEDICINE — SITE PLAN

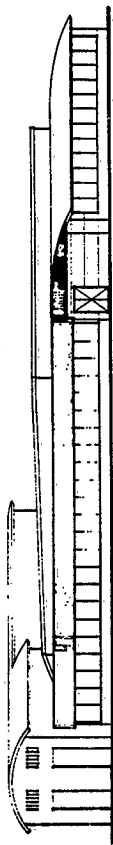
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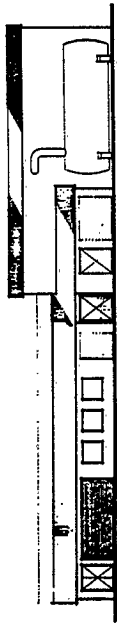


ACCOMMODATION FOR RAAF  
 INSTITUTE OF AVIATION  
 MEDICINE — FLOOR PLAN

7-02



NORTH ELEVATION



SOUTH ELEVATION

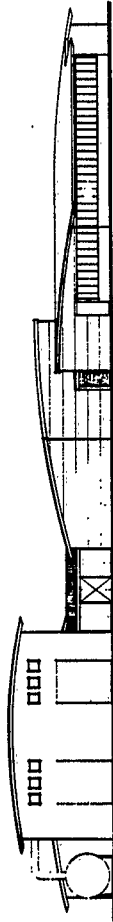
7-03

ACCOMMODATION FOR RAAF  
INSTITUTE OF AVIATION  
MEDICINE — ELEVATIONS





WEST ELEVATION



EAST ELEVATION

7-04

ACCOMMODATION FOR RAAF  
INSTITUTE OF AVIATION  
MEDICINE — ELEVATIONS



### DESIGN CONSIDERATIONS

#### Design Standards

The design of new facilities and, where possible, buildings to be reconfigured are to conform to:

- relevant Current Australian Codes and Standards (including the Building Code of Australia).
- codes and regulations of relevant statutory authorities including the Code of Practice, Provision of Amenities in Commonwealth Government Employment.
- Defence Fire Protection Engineering Manual (FACMAN 2) and other relevant Defence Department standards and manuals.

#### Design Philosophy

The design philosophy to be adopted with new buildings is that they be austere but compatible with their general environment, of efficient design suitable for the rigours of the climate and the projected usage, and use materials with minimum maintenance requirements. The same principles are to be adopted where possible with buildings to be reconfigured; however the extent to which they are modified is dictated by cost benefit considerations.

#### Scope of Works

The scope of works is summarised below and sketch plans for each major item are listed in the Schedule of Drawings at Appendix B.

- Accommodation for Headquarters Logistics Command.

The existing School of Radio building is of reinforced concrete frame construction with masonry external walls and corridors, internal wall partitions, and metal roofing. The building has been configured as a training establishment, with the majority of the working areas consisting of classrooms and technical training workshops. The building is mechanically ventilated but not airconditioned. The building is to be gutted, including the removal of most internal non load bearing partitions, the

mechanical ventilation system, and the electrical wiring and lighting systems. The gutting of the building is required to enable it to be reconfigured to provide primarily 'open plan' office accommodation so as to maximise floor area utilisation. Provision of a new acoustic ceiling and carpeting is proposed. Airconditioning to comfort standard is required to provide a working environment consistent with contemporary standards and to accommodate the heat load generated by modern office equipment: the mechanical systems are being designed to provide energy saving features including variable air flow to minimise operating costs, external air intake at appropriate temperature conditions, and a total building management operating system for optimum plant control. An Energy Management Plan is to be prepared. The airconditioning plant is to be located in existing plant rooms, but the cooling towers are to be located on the roof of the building. Lifts are to be provided to comply with access requirements, including access for the disabled. The existing electrical load within the building will increase and the capacity of the existing sub station, within the basement of the building, will be doubled within the existing available area. New electrical reticulation is to be provided, together with new lighting to match the proposed new configuration of the building. A complete telecommunications system is to be installed comprising multi-channel ducts and cabling for telephone and computer outlets. The existing School of Radio parade ground will be used for car parking by Headquarters Logistics Command personnel.

#### *Accommodation for RAAF Publications Unit.*

Accommodation for the RAAF Publications Unit is proposed to be provided in three facilities. Administrative, publishing, and some storage activities are to be undertaken in the RAAF Publications Unit's main building. This building needs to be modified and partially refurbished. Storage of publications, maps and charts, as well as packing and distribution, will continue to be undertaken from two other existing facilities but no new works are proposed to these facilities. The works involved in modifying the existing main RAAF Publications Unit building for its new function involves the construction of a mezzanine floor over most of the southern portion of the building and the refurbishment and reconfiguration of the existing southern and western annexes of the building.

The mezzanine floor is to be of steel framed construction with additional reinforced concrete foundations sunk below the existing floor slab of the building. A suspended floor is to be provided for the mezzanine area. The existing annexes are to be gutted, and work areas on both the ground and mezzanine floors are to be partitioned in lightweight construction. New ablutions and change rooms are to be provided on both the ground and mezzanine floors. Stairs linking the ground and upper floor are to be modified and extended to conform with the applicable egress and fire safety provisions of the Building Code. The new ceilings over the mezzanine floor areas, are to be suspended on metal frames from the existing roof structure. These ceilings are to be principally of modular acoustic tiles. Natural light from the existing glazed sections of the sawtooth roof is to be utilised where possible. Airconditioning to comfort standards is to be provided in office areas; in addition a humidity controlled airconditioning unit is to be provided to the Printery to satisfy functional requirements for paper handling. Areas containing printing and reproduction machinery are to be noise attenuated where necessary.

Safety rails and other safety devices are to be installed around machinery to conform with relevant codes. The Binderies are to be provided with gas fired spot heaters, utilising some existing units where possible. The main airconditioning system is to be a water cooled type, with conditioned air supplied through ducting systems. The Micrographics area is to be provided with airconditioning utilising a full fresh air supply. A separate airconditioning unit is to be provided for the Computer Room. Fume extractors are to be provided over processors and chemical sinks. A small ammonia storage facility, with appropriate safety features, is to be located externally to the building. New electrical wiring is to be incorporated in all reworked areas. Wiring is to be in skirting ducts incorporating three compartments, with separate power, telephone and computer lines. A separate switchboard, incorporating transient protection, is to be provided for power supply to computer equipment.

#### Minor Correcting Works.

The minor correcting works are in three parts and provide for the needs of No. 21 Squadron, Mine Counter Measure Unit, and Police Services Section.

No. 21 Squadron. The works required to consolidate No. 21 Squadron would be of a very minor nature. Some of the equipment relocation would be undertaken within unit resources. Minor office reconfiguration and partitioning are proposed within newly occupied premises.

#### Mine Counter Measure Unit.

Mine Counter Measure Unit has already occupied the vacated Linesmen's Training Building and the proposed works encompass improvements to security alarm systems within that building. In addition the existing road to the building requires to be sealed and extended to the entrance of the proposed garage building required to house the Unit's boat and trailer. The proposed garage building is to be of lightweight steel construction with metal cladding, of the type that can be obtained from a number of proprietary suppliers.

#### Police Services Section.

The existing Police Services building is to be extended to house four additional staff. The proposed extension is to be of masonry construction and entirely compatible with the existing building.

#### Accommodation for Institute of Aviation Medicine.

Accommodation for the Institute of Aviation Medicine is proposed to be provided in a new facility to be constructed at RAAF Base Edinburgh, SA. This building is to be single storied, steel framed, with metal deck roofing and sandwich external wall panels. The building is to have an on-ground floor slab incorporating stiffening primarily for noise attenuation purposes. Airconditioning to comfort standards is to be provided in administrative and training areas, research workshop and the control room for the hypobaric chamber. The plant is to be located in the central plant room with roof mounted air cooled

condensers and is to provide cooling and reverse cycle heating. In addition, heated, cooled and humidified air to specified and varied conditions is to be supplied to the thermal chamber and a special plant is proposed for this purpose. The First Aid Room, Technicians' Workshop and Hypobaric Chamber Room are to be heated and ventilated only. An Energy Management Plan is to be prepared. The existing high voltage power line needs to be relocated to clear the site and, at the same time, a new substation to service the facility is to be constructed. Proposed features of the electrical and security systems within the building include fire detectors, a distress push-button alarm in the research workshop and specialist equipment supplied from separate electrical distribution boards to facilitate the future connection of uninterruptible or standby power supplies. A small parking area and minor roadworks to provide access to the existing road network are proposed.